



**BROWN & CO.**  
PROPERTY INSPECTIONS

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<http://www.brownandcoinspections.com>



## RESIDENTIAL HOME INSPECTION REPORT

10055 N 142nd St 1060  
Scottsdale, AZ 85259

Graystone Auctions, LLC

FEBRUARY 6, 2024



Inspector

**Rogelio Duarte**

AZ # 78818

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We sincerely thank you for choosing Brown & Co. Property Inspections for this important step in your home buying journey. We have designed this report to be both thorough and easy to interpret. Each section will contain a grid to illustrate which systems and components were inspected, which were not, and which are in need of service or replacement.

**"Inspected"** indicates the component or system was present and able to be visually inspected and/or tested.

**"Not Inspected"** indicates the component or system was present but was not able to be visually inspected and/or tested. The reason, such as an obstruction, will be documented.

**"Not Present"** indicates the component or system is not present.

**"Service/Replacement"** indicates the component or system was inspected and found to be damaged and/or in a condition in which service or replacement is needed to regain the intended function and/or to prevent damage to surrounding materials.

Please note the designation of "Inspected" without the additional designation of "Service/Replacement" does not indicate the system or component is free from cosmetic deficiency. Such cosmetic deficiencies may or may not be included in this report. Certain items marked as inspected may include instructions to monitor for conditions that *may* develop after the inspection.

We encourage the customer to consult a licensed, qualified contractor for all services. Certain recommendations will include the type of contractor we recommend consulting, such as a qualified/licensed plumber or electrician. Others may be more broad and simply suggest a qualified/licensed general contractor. Please note it is common to report on conditions where regular maintenance is due. Some of these maintenance items may be able to be performed by a qualified home owner, depending on the abilities of the home owner. We recommend consulting a qualified professional for ALL common and regular maintenance items mentioned where the homeowner does not feel they can adequately and safely perform the task.

Should you have any questions regarding the information in your report, please do not hesitate to contact us at 480-290-2225. Again, we genuinely appreciate your business and wish you the best of luck with the remainder of your transaction.

# SUMMARY

- ⊖ 3.7.1 Exterior - Windows: Damaged glazing
- ⊖ 3.7.2 Exterior - Windows: Counter-balance Mechanism(s)
- 🔧 3.7.3 Exterior - Windows: Difficult to lock
- 🔧 3.7.4 Exterior - Windows: Weathered screens
- 🔧 3.7.5 Exterior - Windows: Unable to open window
- 🔧 3.8.1 Exterior - Porch/Patio, Deck, Balcony, Stoops/Steps, Railings & Areaways: Separation between stucco and drywall
- ⊖ 3.11.1 Exterior - Exterior Storage Closet: Water stains/damage
- ⊖ 4.1.1 Garage - Walls, Ceiling & Firewall Separation : Cracked/unsealed drywall (Firewall)
- 🔧 4.1.2 Garage - Walls, Ceiling & Firewall Separation : Water Stains (from roof leak)
- ⊖ 4.1.3 Garage - Walls, Ceiling & Firewall Separation : Water stains/damage near water heater
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- 🔧 4.2.1 Garage - Floor: Concrete slab cracks/chips
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- ⚠️ 4.3.1 Garage - Garage Overhead Door(s): Torsion Spring Does Not Hold Door Open
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- ⚠️ 4.4.1 Garage - Garage Door Opener(s) & Safety Functions : Auto Reverse Test
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- ⚠️ 4.5.1 Garage - Fire Door (to interior): Not fully sealed
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- 🔧 5.5.1 Roof & Attic - Attic Access : Minor Water Swelling
- 🔧 5.6.1 Roof & Attic - Insulation & Vapor Retarders : Missing/displaced in some areas
- 🔧 6.1.1 Heating, Ventilation & Air Conditioning - Central Cooling System(s): Damaged/missing insulation
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- ⊖ 6.1.3 Heating, Ventilation & Air Conditioning - Central Cooling System(s): Drip pan slope/pipe position
- ⊖ 6.1.4 Heating, Ventilation & Air Conditioning - Central Cooling System(s): Condensate Drain Partially Behind Stucco
- ⊖ 7.4.1 Plumbing - Hot Water Systems : Corrosion at fittings
- ⚠️ 7.4.2 Plumbing - Hot Water Systems : TPR discharge pipe slope
- ⊖ 7.8.1 Plumbing - Sinks & Faucets : Drain Leak
- 🔧 7.8.2 Plumbing - Sinks & Faucets : Slow drainage
- ⊖ 7.8.3 Plumbing - Sinks & Faucets : Leaking Faucet
- 🔧 7.8.4 Plumbing - Sinks & Faucets : Corroded tailpiece(s)
- ⊖ 7.8.5 Plumbing - Sinks & Faucets : Drain slopes uphill
- 🔧 7.8.6 Plumbing - Sinks & Faucets : Loose handle(s)
- ⊖ 7.8.7 Plumbing - Sinks & Faucets : Leak at handle(s)

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- 🔧 7.8.8 Plumbing - Sinks & Faucets : Spray pattern does not change
  - 🔧 7.9.1 Plumbing - Bathtubs & Showers : Tub spout gap/caulking
  - 🔧 7.9.2 Plumbing - Bathtubs & Showers : Cracked caulk/sealant
  - 🔧 7.9.3 Plumbing - Bathtubs & Showers : Damage/corrosion in corners of shower door
  - 🚫 7.10.1 Plumbing - Toilets : Loose Toilet
  - 🔧 8.9.1 Electrical - Smoke Detectors: 10+ years old
  - ⚠️ 8.10.1 Electrical - Carbon Monoxide Detectors: No CO Detector Located
  - 🔧 9.1.1 Interior - Walls & Ceilings : Separated caulk at windows
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  - 🔧 9.3.1 Interior - Interior Doors & Closets : Door(s) rub
  - 🔧 9.3.2 Interior - Interior Doors & Closets : Will not latch
  - 🔧 9.4.1 Interior - Countertops & Cabinets: Loose hinge(s)
  - 🔧 9.4.2 Interior - Countertops & Cabinets: Reseal between counter and backsplash
  - 🔧 9.4.3 Interior - Countertops & Cabinets: Cabinet Door Rubs
  - ⚠️ 10.1.1 Kitchen Appliances - Dishwasher: Missing high loop
  - 🔧 10.1.2 Kitchen Appliances - Dishwasher: Detergent cap
  - 🔧 10.5.1 Kitchen Appliances - Built-in Microwave: Clearance above cooktop

# 1: INSPECTION DETAILS

## Information

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**In Attendance**

Inspector Only

**State of Occupancy**

Vacant

**Type of Building**

Multi-family, One Story

**Temperature**

Below 60 Degrees F

**Weather Conditions**

Cloudy/Overcast

**Rain Within Last 3 Days**

No

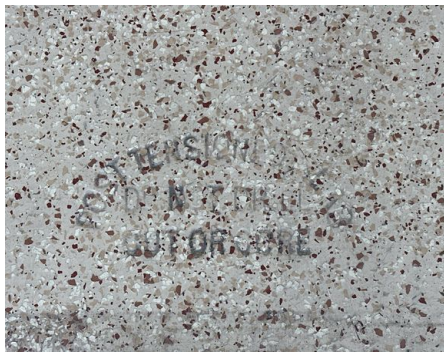
## 2: STRUCTURAL

		IN	NI	NP	S
2.1	Foundation	X			
2.2	Floor Structure	X			
2.3	Wall Structure	X			
2.4	Ceiling Structure	X			
2.5	Columns & Beams			X	
2.6	Roof Structure	X			
2.7	Basement/Crawlspace			X	

IN = Inspected    NI = Not Inspected    NP = Not Present    S = Service/Replace

### Information

#### Reference Photos



#### Foundation: Type

Post Tension

#### Floor Structure: Type(s)

Concrete Slab

#### Wall Structure: Type(s)

Wood Framed

#### Ceiling Structure: Type(s)

Conventional frame, Wood, The majority of the ceiling structure is not visible

#### Roof Structure : Type

Assumed wood trusses, Not able to be observed

#### HOA Maintenance

The building structure and many of the associated materials appear as though they are or may be the responsibility of the HOA/property management company. I recommend inquiry with the seller and/or listing agent to determine what materials and components are for the responsibility of the HOA. Some conditions noted in this report may be the responsibility of the HOA.

#### Foundation: Inspected

The visible areas of the foundation were observed. These areas appeared in reasonable serviceable condition given the age of the home.

**Foundation: Hardscape covering foundation**

The foundation was not able to be observed in some areas where exterior hardscape materials are installed. Please note that the condition could allow wood destroying organism activity to go unnoticed. It is important to maintain a pest control treatment schedule as prescribed by a qualified extermination company.

**Floor Structure: Inspected - Covered**

The floor structure was covered by flooring and/or drywall. No indication of major movement or damage was observed.

**Wall Structure: Inspected - Covered**

The wall structure was covered by exterior siding and/or drywall. Conditions such as stucco cracks and drywall cracks will be documented in the exterior and interior sections if observed.

**Ceiling Structure: Inspected - Covered**

The ceiling structure was covered drywall. No indication of major movement or damage was observed. Conditions such as drywall cracks and nail pops will be documented in the interior section if observed.



### 3: EXTERIOR

		IN	NI	NP	S
3.1	Driveway and Walkways	X			
3.2	Vegetation, Grading, Drainage & Retaining Walls	X			X
3.3	Cladding/Siding, Flashing & Trim	X			X
3.4	Exterior Paint	X			
3.5	Eaves, Soffits & Fascia	X			
3.6	Exterior Entry Doors	X			
3.7	Windows	X			X
3.8	Porch/Patio, Deck, Balcony, Stoops/Steps, Railings & Areaways	X			X
3.9	Fence			X	
3.10	Gates	X			
3.11	Exterior Storage Closet	X			X

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#### Information

#### Cladding/Siding, Flashing & Trim: Material(s)

Conventional Stucco

#### Reference Photos



#### HOA Maintenance

The exterior of the home and many of the associated materials appear as though they are the responsibility of the HOA/property management company. I recommend inquiry with the seller and/or listing agent to determine what materials and components are for the responsibility of the HOA. Some conditions noted in this report may be the responsibility of the HOA.

#### Driveway and Walkways: Inspected

The driveway/walkways were observed and appeared in reasonable serviceable condition given the age of the home.

**Vegetation, Grading, Drainage & Retaining Walls: Grade slightly high**

Exterior grade is slightly high however is not contacting exterior siding. It is recommended that a minimum clearance of at least (approximately) 4 inches be maintained between exterior siding and exterior grade so that foundation conditions as well as potential wood destroying organism/insect activity can be monitored.



**Cladding/Siding, Flashing & Trim: Stucco Cracks, Chips and Openings**

Stucco cracks, chips and openings were observed in some areas. Cracking is often a result of the natural curing process however can also be an indication of settling or movement. Stucco cracks are typically be sealed when they reach the point where water could penetrate.



**Exterior Paint : Inspected**

Exterior paint was observed and appeared in reasonable serviceable condition overall given the age of the home.

**Eaves, Soffits & Fascia: Inspected**

Roof eaves/overhangs were observed and appeared in reasonable serviceable condition given the age of the home.

### Exterior Entry Doors: Inspected

The accessible exterior doors were observed and tested, and are in reasonable serviceable condition given the age of the home.

### Porch/Patio, Deck, Balcony, Stoops/Steps, Railings & Areaways: Concrete surface damage

Minor concrete surface damage was observed. The concrete slab is otherwise still usable.



Rear of home



Front of home

### Gates : Inspected

Exterior gate(s) were observed and tested, and appear in reasonable serviceable condition given the age of the home.

## Service/replace

### 3.7.1 Windows

#### DAMAGED GLAZING

##### PRIMARY BEDROOM

Cracked/damaged window glazing was observed. A licensed window repair and installation professional should be consulted for service.



Service/Replacement Items



### 3.7.2 Windows

#### COUNTER-BALANCE MACHANISM(S)

##### KITCHEN

The single-hung window counter-balance mechanism is detached. This will often prevent a window from remaining open unassisted and/or will prevent a window from fully closing. A window repair professional should be consulted for service/repair.



Service/Replacement Items



### 3.7.3 Windows

#### DIFFICULT TO LOCK

Some of the windows were difficult to lock after opening. A window repair professional can be consulted for adjustment.



Maintenance/Improvement Items



Primary Bedroom



Kitchen



Living Room

3.7.4 Windows

 Maintenance/Improvement Items

**WEATHERED SCREENS**

Window screens are damaged/weathered in areas and can be replaced as needed.



3.7.5 Windows

 Maintenance/Improvement Items

**UNABLE TO OPEN WINDOW**

LIVING ROOM

I was not physically able to open the window with normal testing. I recommend consulting a window repair professional for service.



3.8.1 Porch/Patio, Deck, Balcony, Stoops/Steps, Railings & Areaways

 Maintenance/Improvement Items

**SEPARATION BETWEEN STUCCO AND DRYWALL**

FRONT OF HOME

Separation between stucco and exterior drywall was observed. The intersection can be resealed as needed.



3.11.1 Exterior Storage Closet

**WATER STAINS/DAMAGE**

 Service/Replacement Items

Water stains/damage with areas of dark discoloration were observed in the exterior storage closet. No elevated moisture was detected at the time of the inspection. It appears as though a degree of roof leaking and/or plumbing leaking has occurred. The other side of this wall is a separate unit. I recommend inquiry with the seller regarding leak history and consulting a licensed professional to replace damaged materials.



# 4: GARAGE

		IN	NI	NP	S
4.1	Walls, Ceiling & Firewall Separation	X			X
4.2	Floor	X			X
4.3	Garage Overhead Door(s)	X			X
4.4	Garage Door Opener(s) & Safety Functions	X			X
4.5	Fire Door (to interior)	X			X

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## Information

**Garage Overhead Door(s):**  
Material

Metal, Non-insulated

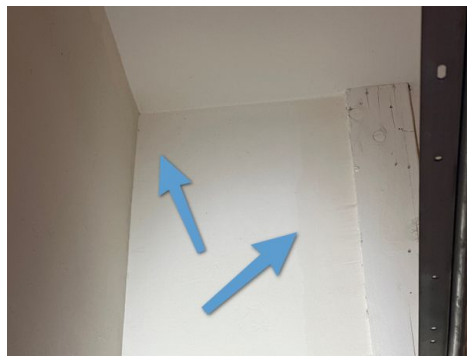
**Garage Overhead Door(s): Size(s)**  
Two Car

### Reference Photos



### Walls, Ceiling & Firewall Separation : Evidence of repair

Drywall appears to have been repaired or replaced in the garage. I recommend inquiry with the seller regarding the reason for/nature of the repair.



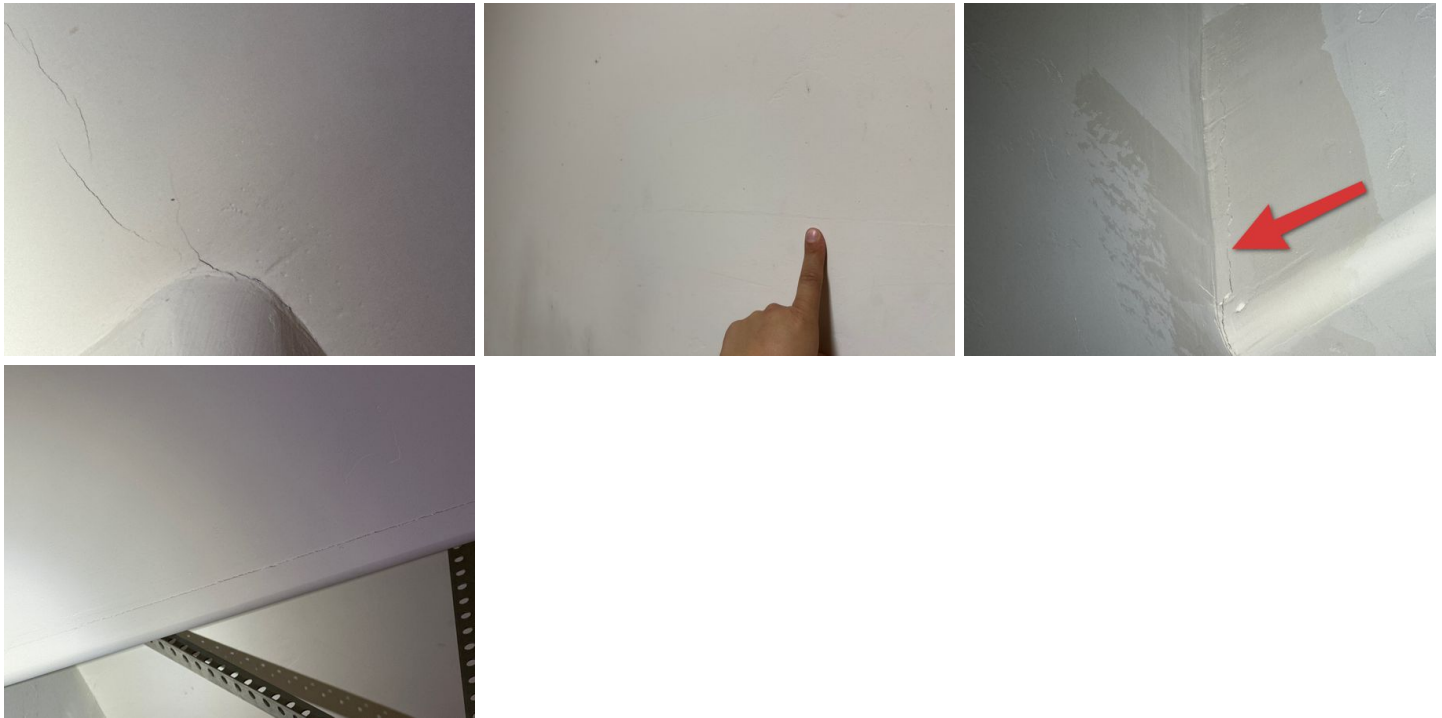
## Service/replace

4.1.1 Walls, Ceiling & Firewall Separation

**CRACKED/UNSEALED DRYWALL (FIREWALL)**



Unsealed drywall observed in the garage limits the firewall separation between the garage and attic/interior/other units. A proper firewall barrier must be maintained to prevent or slow the spread of potential fire and fumes in the garage. I recommend drywall be serviced/re-sealed by a qualified drywall repair professional.



4.1.2 Walls, Ceiling & Firewall Separation

 Maintenance/Improvement Items

**WATER STAINS (FROM ROOF LEAK)**

A water stain was observed in the garage. Observed conditions that can lead to leaking have been noted in the roof section. I recommend consulting a drywall repair professional for service and monitoring after roof service is complete.



4.1.3 Walls, Ceiling & Firewall Separation

 Service/Replacement Items

**WATER STAINS/DAMAGE NEAR WATER HEATER**

Evidence of leaking was observed near the water heater. No elevated moisture was detected at the time of the inspection and material feels generally solid. Please note that I am not able to determine the extent of the condition due to the water heater/limited visibility. A drywall repair professional should be consulted for service/repair.



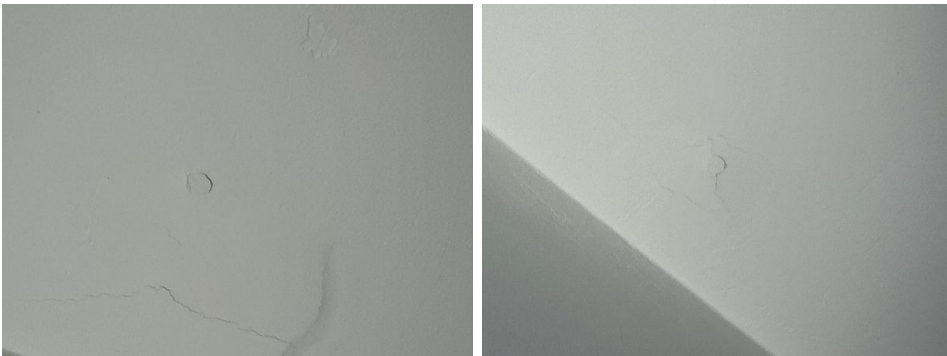
#### 4.1.4 Walls, Ceiling & Firewall Separation



Maintenance/Improvement Items

#### **NAIL POPS**

Nail pops were observed in the garage. Nail pops are sometimes an indication of settling. Nails can typically be reset and the small holes patched and painted. I recommend monitoring settling conditions.



#### 4.2.1 Floor



Maintenance/Improvement Items

#### **CONCRETE SLAB CRACKS/CHIPS**

The garage concrete floor/slab is cracked in some areas. A concrete/foundation repair professional should be consulted to review/service.





4.2.2 Floor

 Maintenance/Improvement Items

**WATER IN GARAGE**

A small amount of water was observed in the garage. This could be due to recent rain coming in through the garage door. I recommend monitoring this and adding weatherstripping where needed.



4.3.1 Garage Overhead Door(s)

 Safety Items

**TORSION SPRING DOES NOT HOLD DOOR OPEN**

The garage overhead door torsion spring did not hold the door partially (half-way or more) open. This may indicate it is not wound tight enough. I recommend consulting a garage door repair professional to assess and service/tighten as necessary.

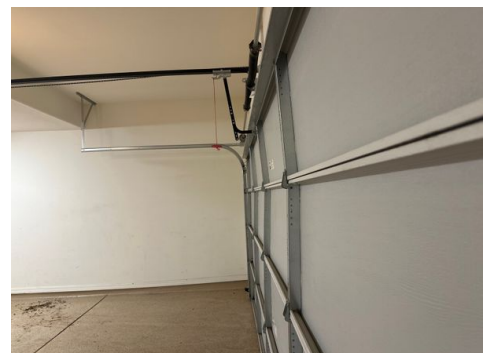


4.3.2 Garage Overhead Door(s)

 Maintenance/Improvement Items

**BULGING WHEN CLOSED**

The garage overhead door bulges outward noticeably when fully closed. A garage door repair professional can be consulted for service/adjustment.



## 4.4.1 Garage Door Opener(s) &amp; Safety Functions

**AUTO REVERSE TEST**

The garage door operator did not reverse operation when the overhead door was met with a reasonable amount of resistance. This could cause bodily injury and/or personal property damage. I recommend consulting a garage door repair professional to adjust the travel setting.



## 4.4.2 Garage Door Opener(s) &amp; Safety Functions

**Maintenance/Improvement Items****MODERATELY NOISY**

The garage overhead door operator and/or door could be considered moderately noisy when opening and closing. A garage door technician could be consulted for service if needed.



## 4.5.1 Fire Door (to interior)

**NOT FULLY SEALED**

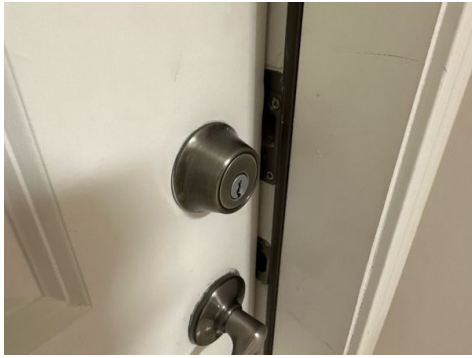
The occupant door between the garage and interior is not fully sealed when closed. This limits the firewall separation between the garage and interior. I recommend adding weatherstripping or adjusting the door. A door repair professional to be consulted for service.



## 4.5.2 Fire Door (to interior)

**Safety Items****ADJUST/REPLACE HINGES**

The occupant door does not fully close (and latch) without assistance. Self-closing/spring-loaded hinges are not functional or have been loosened. This limits the firewall separation between the garage and interior as the door could be left open. I recommend tightening or replacing the self-closing/spring-loaded hinges. A door repair professional can be consulted for service.



# 5: ROOF & ATTIC

		IN	NI	NP	S
5.1	Roof Coverings	X			
5.2	Flashings	X			
5.3	Skylights, Chimneys & Roof Penetrations			X	
5.4	Roof Drainage Systems			X	
5.5	Attic Access	X			X
5.6	Insulation & Vapor Retarders	X			X
5.7	Roof/Attic Ventilation	X			

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## Information

### Roof Inspection Method(s)

Roof maintained by HOA, Walked first story roof(s)

### Indications of Roof Leaking (past or present)

Indication of leaking is noted in this report

### Attic Inspection

Inspected from entry due to limited accessibility or maneuverability, Access Only For A/H Equipment

### Roof Coverings: Type(s)

First Story Roof Only  
Concrete Tile

### Attic Access : Location(s)

Laundry Room, Bedroom Closet

### Insulation & Vapor Retarders :

**Insulation Type**  
Fiberglass Batt

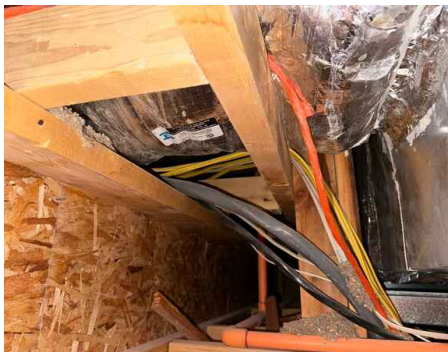
### Insulation & Vapor Retarders : Vapor Retarder

Not required for attic insulation

### Roof/Attic Ventilation : Type

O'Hagin Vents

### Reference Photos



## HOA Maintenance

The roof covering and associated materials appear as though they are the responsibility of the HOA/property management company. I recommend inquiry with the seller and/or HOA for information regarding roof service history and responsibilities. **The second floor roof was not observed as a part of this inspection. The single story small roof was inspected.**

## Roof Coverings: Inspected

First story roof only

No significantly damaged, displaced or missing roof materials were observed. We recommend follow roof inspections at least annually.

## Flashings: Inspected

First Story Roof Only

Installed flashings were inspected and appear in serviceable condition.

## Insulation & Vapor Retarders : Inspected

Insulation installed within the attic was inspected to the extent it was visible. Insulation appears generally sufficient in depth and coverage in these areas. Please note that although thermal imaging can be helpful in determining if insulation is low or missing in areas, temperatures in the home and attic at the time of the inspection can limit effectiveness.

## Service/replace

### 5.5.1 Attic Access



Maintenance/Improvement Items

#### MINOR WATER SWELLING

Minor swelling was observed at the laundry room access panel. No elevated moisture was detected. I recommend consulting a qualified professional to replace panel if desired.



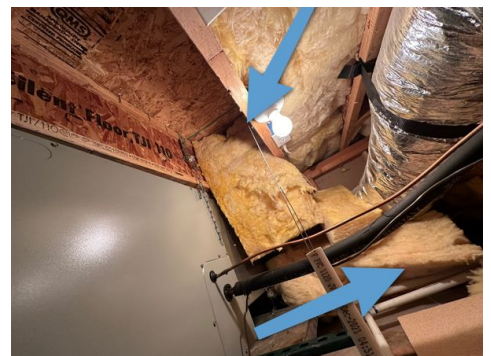
### 5.6.1 Insulation & Vapor Retarders



Maintenance/Improvement Items

#### MISSING/DISPLACED IN SOME AREAS

Areas of missing or displaced insulation were observed. I recommend adding/replacing insulation where it is missing.



## 6: HEATING, VENTILATION & AIR CONDITIONING

		IN	NI	NP	S
6.1	Central Cooling System(s)	X			X
6.2	Heating System(s)	X			
6.3	Normal Operating Controls	X			
6.4	Distribution System	X			
6.5	Heating/Cooling Source in Each Room	X			
6.6	Fireplaces			X	
6.7	Interior Venting Systems (Fans)	X			
6.8	Dryer Vent	X			

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### Information

**Central Cooling System(s):  
Number of Systems**

One

**Central Cooling System(s):  
Type(s)**

Heat Pump

**Central Cooling System(s): Energy  
Source**

Electric

**Central Cooling System(s):  
Condenser Year Manufactured  
(per data label)**

2022

**Central Cooling System(s): Air  
Handler Year Manufactured (per  
data label)**

2022

**Central Cooling System(s):  
Refrigerant Type**

R-410

**Central Cooling System(s):  
Condensate drain discharge  
location(s)**

Exterior

**Heating System(s): Number of  
Systems**

One

**Heating System(s): Type(s)**

Heat Pump - Forced Air

**Heating System(s): Energy Source**

Electric

**Heating System(s): Heat System  
Testing**

Heat pump tested in heat mode,  
Briefly

**Heating System(s): Combustion  
Air Provided**

NA

**Distribution System: Type**

Ducts, Insulated, Mostly not  
visible

**Distribution System: Return/Filter  
Location(s)**

Hall

**Interior Venting Systems (Fans) :  
Locations**

Bathrooms, Laundry room/area,  
Microwave fan is recirculating

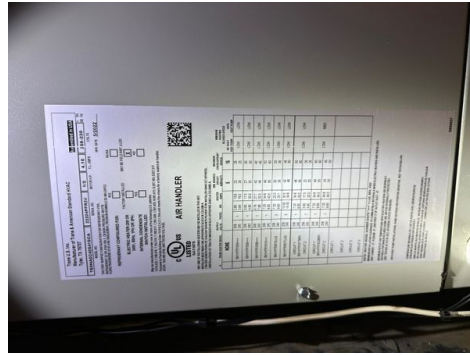
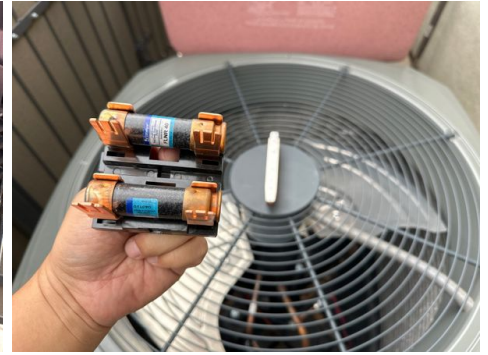
**Interior Venting Systems (Fans) :  
Fans tested**

Interior ventilation systems (fans)  
were tested and functional.

**Dryer Vent : Discharge location**

Not able to determine

**Reference Photos**



**Central Cooling System(s): Temperature Differential**

The difference in temperature between the cooling system return and registers was approximately **20** degrees. Please note this was measured using an infrared thermometer/camera. The actual air temperature could vary. Additional factors that can influence the temperature differential are not measured by these tools.



**Heating System(s): Functional heat pump**

The heat pump system was tested in heat mode and warmed air to an acceptable temperature.



**Normal Operating Controls : Inspected**

Heating and cooling operating controls (thermostat) were observed and tested for basic functionality.

**Distribution System: Serviceable Filter**

The air filter appears serviceable, however may require replacement if in place until move-in.

**Heating/Cooling Source in Each Room: Present in each living space**

An active heating and cooling source was observed in each living space of the home.

**Dryer Vent : Unable to Determine**

I was unable to determine/verify the placement of the dryer vent as I was not able to physically go on the roof. I recommend inquiry with the HOA regarding the discharge location.

**Service/replace**

6.1.1 Central Cooling System(s)

 Maintenance/Improvement Items

**DAMAGED/MISSING INSULATION**

Insulation for the cooling system refrigerant line(s) is damaged, open or missing. This can lead to excessive condensation and dripping. I recommend consulting a qualified HVAC repair professional for service.



6.1.2 Central Cooling System(s)

 Maintenance/Improvement Items

**STAINS IN DRIP PAN**

Staining was observed in the air handler drip pan. Condensate will drip from the air handler into the drip pan below if the primary condensate drain becomes obstructed. I recommend inquiry with the seller regarding prior/recent HVAC service to help determine if these conditions are old. An HVAC professional should be consulted to clear the drain if necessary.





## 6.1.3 Central Cooling System(s)

 Service/Replacement Items**DRIP PAN SLOPE/PIPE POSITION**

It appears as though a sizable amount of water would need to collect in the air handler drip pan before it will be able to drain through the pipe. It is generally advisable to arrange the pan and pipe to collect as little water as possible and maximize drainage out of the attic area. I recommend consulting an HVAC professional for assessment/service.



## 6.1.4 Central Cooling System(s)

 Service/Replacement Items**CONDENSATE DRAIN PARTIALLY BEHIND STUCCO**

The HVAC condensation line is partially behind the stucco. Stucco is stained which is a sign of moisture intrusion. I recommend consulting a qualified professional for repair.



# 7: PLUMBING

		IN	NI	NP	S
7.1	Water Supply & Distribution System	X			X
7.2	Main Water Shut-off Device	X			
7.3	Drain, Waste, & Vent System	X			
7.4	Hot Water Systems	X			X
7.5	Fuel Storage & Distribution Systems			X	
7.6	Sump Pump, Ejector Pump			X	
7.7	Exterior Hose Bibs	X			
7.8	Sinks & Faucets	X			X
7.9	Bathtubs & Showers	X			X
7.10	Toilets	X			X
7.11	Washer Plumbing	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    S = Service/Replace

## Information

**Water Source**

Public

**Utility Water Meter**

Observed

**Water Pressure at Time of Inspection**

Between 40 and 80 PSI

**Water Supply & Distribution System: Observed Service Pipe Material(s)**

Copper

**Water Supply & Distribution System: Observed Distribution Pipe Material(s)**

PEX

**Main Water Shut-off Device: Location**

Near garage, Not Deticated To Unit

**Drain, Waste, & Vent System : Observed Material(s)**

ABS

**Drain, Waste, & Vent System : Observed Clean-out Location(s)**

Garage, Interior

**Hot Water Systems : Power Source**

Electric

**Hot Water Systems : Size/Type**

40 Gallon Tank

**Hot Water Systems : Location**

Garage

**Hot Water Systems : Combustion Air Provided**

NA

**Hot Water Systems : Year Manufactured (per data label)**

2023

**Exterior Hose Bibs: Inspected/Tested**

Each hose bib was observed and tested.

**Reference Photos**



**HOA Water Service**

No utility water meter specific to the home was located. This could indicate the water supply into the home is the responsibility of the HOA/property management. I recommend inquiry with the HOA to verify.

**Water Supply & Distribution System: No water meter dedicated to unit**

There was no dedicated utility water meter that was able to be located. This can sometimes indicate that the water supply into the home is managed by the HOA. I recommend inquiry with the HOA regarding the water and sewer service.

**Water Supply & Distribution System: Water softening/filtration equipment not tested**

Water softening and/or filtration equipment was observed for indications of leaking however this equipment was not tested. Testing of water condition/quality was not performed.

**Water Supply & Distribution System: Interior fire suppression**

Interior fire suppression/sprinkler systems are not assessed or tested as a part of a standard Arizona home inspection. Please note there are multiple older style of sprinkler heads that have been subject to recall. I recommend consulting a licensed fire suppression specialist to evaluate this equipment.

### Water Supply & Distribution System: Water Stains

Evidence of (prior) leaking in the form of water staining was observed at the sprinkler system access panel. No active leaking was observed. The staining could have been from when the system was serviced. I recommend consulting a plumber to assess/service as it is not evident that service has been performed.



### Drain, Waste, & Vent System : Inspected

Drain, waste and vent system materials were observed where visible. Please note the majority of these materials are installed below the home and within walls. Issues below sinks will be documented in the "Sinks" section below, if observed.

## Service/replace

### 7.4.1 Hot Water Systems

#### CORROSION AT FITTINGS

Service/Replacement Items

Corrosive build-up was observed at the water heater fittings. Corrosion can lead to water restriction as well as material damage resulting in leaking. I recommend consulting a licensed plumber for service.



### 7.4.2 Hot Water Systems

#### TPR DISCHARGE PIPE SLOPE

Safety Items

A length of the water heater temperature/pressure relief valve discharge pipe slopes uphill. This pipe is required to slope in a manner in which all water can drain with gravity. Water held against the valve could lead to calcification and/or corrosion which could render the valve inoperable. I recommend consulting a licensed plumber to correct the condition.



7.8.1 Sinks & Faucets

**DRAIN LEAK**

GUEST BATHROOM

Active sink drain leaking was observed when the sink was tested. I recommend repairs be performed by a qualified plumber in a timely manner as to not cause (additional) damage to cabinetry and nearby finish material.

Service/Replacement Items



7.8.2 Sinks & Faucets

**SLOW DRAINAGE**

GUEST BATHROOM

The sink was slow to drain when tested. I recommend having the drain cleared by a qualified plumber.

Maintenance/Improvement Items



7.8.3 Sinks & Faucets

**LEAKING FAUCET**

KITCHEN

Leaking/dripping was observed when the faucet was tested. I recommend service/repair by a qualified plumber.

Service/Replacement Items



## 7.8.4 Sinks &amp; Faucets



Maintenance/Improvement Items

**CORRODED TAILPIECE(S)**

PRIMARY BATHROOM

Corrosion was observed at the drain tail piece(s). Corrosion can lead to water restriction as well as damage/leaking. I recommend consulting a qualified professional/plumber for replacement.



## 7.8.5 Sinks &amp; Faucets



Service/Replacement Items

**DRAIN SLOPES UPHILL**

KITCHEN

The sink drain slopes slightly uphill after the P-trap. This portion of the pipe will fill with water and can increase the likelihood of a blockage. I recommend service/correction by a qualified plumber.



## 7.8.6 Sinks &amp; Faucets



Maintenance/Improvement Items

**LOOSE HANDLE(S)**

PRIMARY BATHROOM

Some (at least one) of the faucet handles are loose/not secured. A qualified professional/plumber can be consulted to secure handles as needed.



## 7.8.7 Sinks &amp; Faucets



Service/Replacement Items

**LEAK AT HANDLE(S)**

GUEST BATHROOM

Leaking from the faucet handle(s) was observed during testing. I recommend consulting a licensed professional/plumber for repair.



## 7.8.8 Sinks &amp; Faucets



Maintenance/Improvement Items

**SPRAY PATTERN DOES NOT CHANGE**

The sink extendable sprayer pattern does not change when different buttons are pressed. A plumber can be consulted for service or replacement if needed.



7.9.1 Bathtubs & Showers

 Maintenance/Improvement Items

**TUB SPOUT  
GAP/CAULKING**

GUEST BATHROOM

There is a gap between the tub spout and shower surround that could allow moisture intrusion into the wall cavity. I recommend consulting a licensed plumber to repair.



7.9.2 Bathtubs & Showers

 Maintenance/Improvement Items

**CRACKED  
CAULK/SEALANT**

PRIMARY BATHROOM

Cracked caulk/sealant was observed between the tub and shower surround. I recommend resealing as/when necessary to help prevent water intrusion.



7.9.3 Bathtubs & Showers

 Maintenance/Improvement Items

**DAMAGE/CORROSION IN  
CORNERS OF SHOWER DOOR**

PRIMARY BATHROOM

A degree of corrosion/damage was observed in the lower corners of the shower door/wall. A licensed contractor can be consulted for service or replacement if needed.



7.10.1 Toilets

 Service/Replacement Items

**LOOSE TOILET**

GUEST BATHROOM

The toilet is loose/able to be rocked or shifted. Toilets should remain tightly secured to floors to avoid displacement of the seal. I recommend consulting a licensed plumber for service.





# 8: ELECTRICAL

		IN	NI	NP	S
8.1	Service Entrance & Conductors	X			
8.2	Service Equipment, Distribution Panels & Grounding	X			
8.3	Branch Circuit Conductors & Over-Current Devices	X			X
8.4	Conduit & Wiring	X			
8.5	Service Disconnects	X			
8.6	Receptacles & GFCI Devices	X			
8.7	Light Fixtures, Ceiling fans and Switches	X			
8.8	Doorbell	X			
8.9	Smoke Detectors	X			X
8.10	Carbon Monoxide Detectors	X			X

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## Information

### Electrical Service Type

Underground

### Size of Electrical Service (Amperage)

125A

### Electrical Service Voltage

120/240V

### Service Entrance & Conductors: Electrical Service Conductor Material

Not visible

### Service Equipment, Distribution Panels & Grounding : Main Distribution Panel Location

Laundry Room

### Service Equipment, Distribution Panels & Grounding : Sub-panel Location(s)

No sub-panels installed

### Service Equipment, Distribution Panels & Grounding : Water Bond Observed

NO, Not required for non-metallic plumbing

### Service Equipment, Distribution Panels & Grounding : Gas Bond Observed

NA - No Gas

### Branch Circuit Conductors & Over-Current Devices: Branch Circuit Conductor Material(s)

Solid copper, Stranded Copper

### Branch Circuit Conductors & Over-Current Devices: Over-Current Device Type(s)

Circuit Breakers, AFCI Breakers

### Doorbell : Tested

The doorbell responded/produced a chime when tested.

## Reference Photos



### Service Entrance & Conductors: Underground Service

The electrical service main entrance conductors are installed below ground and within conduit. The conductors are terminated in a portion of the main service panel that is locked and/or sealed. The conductors are not able to be observed.

### Service Equipment, Distribution Panels & Grounding : Labeling not verified

Please note that we observe but do not verify the accuracy of the circuit labeling.

### Branch Circuit Conductors & Over-Current Devices: Circuit breaker compatibility

Circuit breakers installed are compatible with the size/amperage rating of electrical conductors.

**Conduit & Wiring : Inspected**

Electrical conduit and visible wiring was inspected and appears in safe, serviceable condition.

**Service Disconnects : Inspected**

Electrical disconnects were inspected and appear in safe, serviceable condition.

**Receptacles & GFCI Devices : Inspected/Tested**

3-prong 120V receptacles were tested and are wired correctly. GFCI devices are installed where necessary and are functional.

**Light Fixtures, Ceiling fans and Switches : Switch function**

I was not able to determine the function or operation of some switches. The switches may be disconnected. I recommend inquiry with the seller as needed regarding functionality.

**Smoke Detectors: Not Tested**

Smoke detectors installed were not tested as a part of this inspection. Smoke detectors should be tested monthly. Batteries should be changed annually. Smoke detectors should be replaced after 10 years of use.

**Service/replace**

## 8.9.1 Smoke Detectors

**10+ YEARS OLD**

Maintenance/Improvement Items

Some smoke detectors appear as though they could be older than approximately 10 years. It is generally recommended that smoke detectors be replaced at ten year intervals or less. I recommend replacement where necessary by a qualified professional/electrician.



## 8.10.1 Carbon Monoxide Detectors

**NO CO DETECTOR LOCATED**

Safety Items

No carbon monoxide detector was observed or located. Carbon monoxide detectors are recommended (sometimes required) in homes with gas appliances, fireplace(s) and/or attached garages. There are many types available including battery powered, hard-wired and plug-in however many industry professionals agree that hard-wired devices are most reliable. An electrician can be consulted for a permanent hard-wired device.



# 9: INTERIOR

		IN	NI	NP	S
9.1	Walls & Ceilings	X			X
9.2	Floors	X			X
9.3	Interior Doors & Closets	X			X
9.4	Countertops & Cabinets	X			X
9.5	Steps, Stairways, Balconies & Railings			X	
9.6	Separation Between Dwelling Units	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    S = Service/Replace

## Information

### Walls & Ceilings : Inspected

Interior walls and ceilings were observed. No major damage was observed.

### Walls & Ceilings : Cosmetic conditions

Interior drywall cosmetic condition observed include scratches and scuffs, patched and painted areas and/or small dents/holes.

### Separation Between Dwelling Units : Inspected

No significant openings or breaches in the required firewall were observed.

## Service/replace

### 9.1.1 Walls & Ceilings

 Maintenance/Improvement Items

#### SEPARATED CAULK AT WINDOWS

Gaps/separated caulking was observed at the interior side of some windows. This is a common condition that develops with time. Gaps can be re-sealed as needed.



### 9.1.2 Walls & Ceilings

 Maintenance/Improvement Items

#### MISSING DOORSTOPS

Door stops are missing in some areas. Door stops can help prevent damage to interior finish by preventing impact with door handles.



Guest Bathroom



Laundry room/area



Laundry room/area

9.1.3 Walls & Ceilings

**VISIBLE REPAIR**

 Maintenance/Improvement Items

The drywall repair might be considered complete however is still easily visible.



9.2.1 Floors

**CRACKED/MISSING GROUT**

 Maintenance/Improvement Items

Areas of cracked and/or missing tile floor grout were observed. A tile flooring professional can be consulted to reapply grout or caulk where missing.





9.2.2 Floors

**DAMAGED LAMINATE**

LIVING ROOM

 Maintenance/Improvement Items

Damaged laminate flooring material was observed. These materials can be replaced if needed by a flooring repair and installation professional.

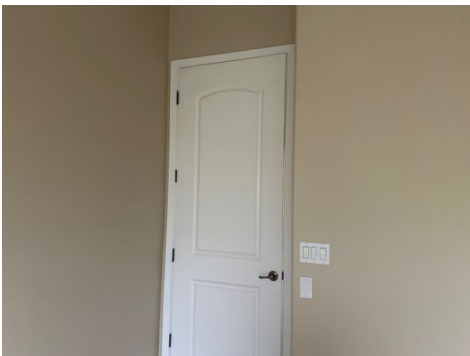


9.3.1 Interior Doors & Closets

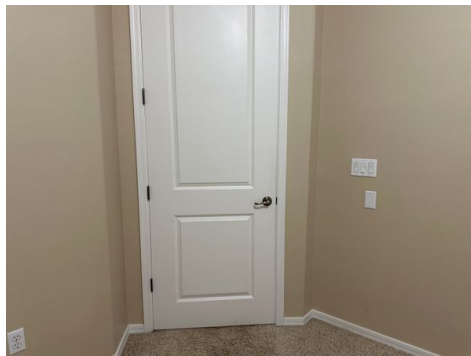
**DOOR(S) RUB**

 Maintenance/Improvement Items

Interior door(s) rub the door jamb when opening and closing. A door repair professional can be consulted for service/adjustment.



Primary Bedroom



Guest Bedroom

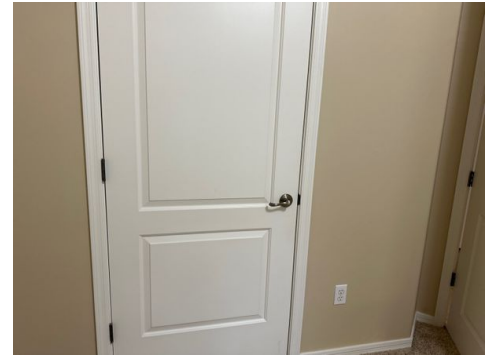
9.3.2 Interior Doors & Closets

 Maintenance/Improvement Items

**WILL NOT LATCH**

GUEST BEDROOM CLOSET

The interior door does not latch closed. Strike plate hardware can often be adjusted. A door repair professional can be consulted for service.



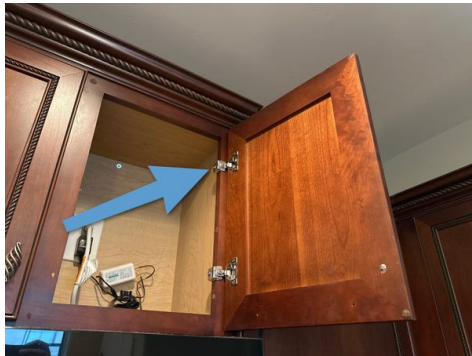
9.4.1 Countertops & Cabinets

 Maintenance/Improvement Items

**LOOSE HINGE(S)**

KITCHEN

Loose cabinet door hinge(s) were observed. Some hardware may be able to be tightened while hardware in other areas may require replacement.



9.4.2 Countertops & Cabinets

 Maintenance/Improvement Items

**RESEAL BETWEEN COUNTER AND BACKSPLASH**

BATHROOMS & KITCHEN

I recommend resealing between countertops and backsplash where needed to help prevent water intrusion behind these finish materials/areas.



## 9.4.3 Countertops &amp; Cabinets

**CABINET DOOR RUBS**

LAUNDRY ROOM/AREA

A cabinet door in the laundry room rubs when opening and closing. Cabinet door hinges can often be adjusted to avoid further damage.



Maintenance/Improvement Items





# 10: KITCHEN APPLIANCES

		IN	NI	NP	S
10.1	Dishwasher	X			X
10.2	Garbage Disposal	X			
10.3	Range/Oven and Cooktop	X			
10.4	Range Hood			X	
10.5	Built-in Microwave	X			X
10.6	Refrigerator	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    S = Service/Replace

## Information

**Dishwasher: High Loop or Air Gap**  
Missing

**Range/Oven and Cooktop: Anti-tip Bracket Installed**  
Yes

**Range/Oven and Cooktop: Range/Oven Energy Source**  
Electric

## Reference Photos



### Garbage Disposal: Inspected/Tested

The garbage/waste disposal was observed and tested. The unit is functional and did not appear to leak.

### Range/Oven and Cooktop: Tested for basic functionality

The range/oven was tested for basic functionality. Each burner responded when tested. The oven warmed to 350° (bake setting tested).

### Built-in Microwave: Inspected/Tested

The microwave was tested and is functional. The lights and fan (if applicable) were also tested and are functional.

### Refrigerator : Replace water filter

The "replace water filter" LED was illuminated at the refrigerator control.



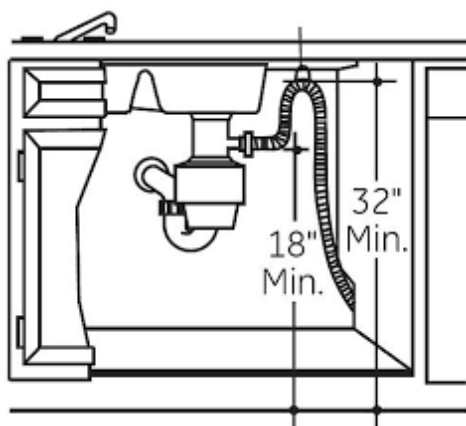
## Service/replace

### 10.1.1 Dishwasher



#### MISSING HIGH LOOP

The dishwasher drain is not secured in a manner that provides a high loop. A high loop will help to prevent waste water from draining from your sink to your dishwasher and will help keep water from settling in the hose after draining. I recommend securing the hose high under the sink between the dishwasher and sink drain or garbage disposal connection (as pictured).



### 10.1.2 Dishwasher

#### DETERGENT CAP



Maintenance/Improvement Items

The dishwasher detergent cap does not latch closed and stays open. A qualified appliance repair professional could be consulted to service if needed.



#### 10.5.1 Built-in Microwave

### CLEARANCE ABOVE COOKTOP



#### Maintenance/Improvement Items

Clearance between the bottom of the microwave and the cooktop appears low. The manufacturer of the microwave would likely dictate what the minimum clearance requirements is. Low clearance could make cooking more difficult. I recommend verifying requirements with the manufacture if possible and observing available clearance to help determine if it will be adequate/sufficient for cooking.



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# STANDARDS OF PRACTICE

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## **Inspection Details** **Standards of Professional Practice for Arizona Home Inspectors**

### **Structural**

Inspection includes per state standards;

Observation of structural components including the foundation, floors, walls, columns, ceilings, and roof. The types of structural components will be noted.

Probing structural components if/where deterioration is suspected. Probing is not required if it could damage any finished surface.

Entering underfloor crawlspaces and/or attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected. Inspection methods for the underfloor crawl spaces and/or attics will be noted.

Noting signs of water penetration into the building and/or signs of abnormal or harmful condensation on building components if observed.

Observation of insulation and vapor retarders in unfinished spaces. The type of insulation and vapor retarders will be noted. The absence of these materials in unfinished space at conditioned surfaces will be noted.

Observation of ventilation of foundation areas.

### **Exterior**

Inspection includes per state standards;

Observation of wall cladding, flashings, trim, entryway doors, a representative number of windows, decks, balconies, stoops, steps, areaways, porches, railings, eaves, soffits and fascia. The type(s) of wall cladding materials will be noted. Observation of vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to their effect on the condition of the building

Operating all entryway doors and a representative number of windows.

In addition to the state standards will will observe the basic functionality of perimeter fences and gates.

Exterior conditions that are cosmetic in nature may be reported at the discretion of the inspector.

### **Garage**

**Inspection includes per state standards;**

Observation of garage door operators.

Operating garage doors manually or by using the permanently installed controls for garage door operators.

Noting if garage door operators will automatically reverse or stop when meeting reasonable resistance during closing.

Operating all entryway doors and a representative number of windows.

In addition to the state standards will will observe the basic functionality of the garage floor.

Garage conditions that are cosmetic in nature may be reported at the discretion of the inspector.

### **Roof & Attic**

**Inspection includes per state standards;**

Observation of roof coverings, roof drainage systems, flashings, skylights, chimneys and roof penetrations. The type(s) of roof coverings materials will be noted.

Noting signs of leaks or abnormal condensation on building components if observed.

Observation of insulation and vapor retarders in the attic. The type of insulation and vapor retarders will be noted. The absence of these materials in the attic at conditioned surfaces will be noted.

Observation of ventilation of attics.

### **Heating, Ventilation & Air Conditioning** **Inspection includes per state standards;**

Observation of the permanently installed heating system which includes heating equipment, normal operating controls, automatic safety controls, chimneys, flues and vents. The energy source and type of heating equipment will be noted. The systems will be operated using normal operating controls. The system will not be tested when weather conditions or other circumstances may cause equipment damage. Readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance will be opened for inspection.

Observation of solid fuel heating devices.

Observation of heat distribution systems which includes fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors. The type of distribution system will be noted.

Observation of the presence of an installed heat source in each room.

Observation of the central air conditioning system which includes cooling and air handling equipment and normal operating controls. Cooling equipment type and energy source will be noted. The system will be operated using normal operating controls. The system will not be tested when weather conditions or other circumstances may cause equipment damage. Readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance will be opened for inspection.

Observation of distribution systems which includes fans, pumps, ducts, piping, supports, dampers, insulation, air filters, registers, and fan-coil units.

Observation of the presence of an installed cooling source in each room.

Observation of kitchen, bathroom, and laundry venting systems.

In addition to the state standards we will test mini-split/ductless systems and through-wall units for basic functionality if/when possible.

Window units will not be tested.

Permanently installed evaporative cooling systems will be tested at the discretion of the inspector.

## **Plumbing**

### **Inspection includes per state standards;**

Observation of the interior water supply and distribution system which includes piping materials, supports and insulation. Types of supply and distribution materials will be noted.

Observation of fixtures, faucets, and functional flow. Operating fixtures including their faucets and all exterior faucets attached to the houses.

Noting supply leaks if observed.

Noting cross connections if observed.

Observation of the interior drain, waste and vent system which includes traps, drain, waste, and vent piping, piping supports and pipe insulation. Observing functional flow. Types of drain, waste and vent piping materials will be noted.

Noting drain leaks if observed.

Observation of hot water systems which includes water heating equipment, normal operating controls, automatic safety controls, chimneys, flues and vents. The type of water heating equipment and fuel/power source will be noted.

Observation of fuel storage and distribution systems including interior fuel storage equipment, supply piping, venting and supports. leaks.

Observation of sump pumps when installed.

## **Electrical**

### **Inspection includes per state standards;**

Observation of service entrance conductors. The type of service and conductors will be noted. Limitations will be noted if present (underground service).

Observation of service equipment including grounding equipment, main overcurrent devices, main and distribution panels. Amperage and voltage ratings of the service will be observed and noted. The location of main and distribution panels will be noted.

Observation of branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages. Aluminum branch circuit wiring will be noted if present.

Operating a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage, and on its exterior walls.

Observation of the polarity and grounding of all receptacles within six feet of interior plumbing fixtures and all receptacles in the garage or carport, and on the exterior of inspected structures.

Testing the operation of ground fault circuit interrupters.

## **Interior**

### **Inspection includes per states standards;**

Observation of walls, ceiling and floors.

Observation of steps, stairways, balconies and railings.

Observation of counters and a representative number of cabinets.

Observation and operation of a representative number of doors and windows.

Observation of separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.

Observation of sumps.

Noting signs of water penetration into the building or signs of abnormal or harmful condensation on building components if observed.

Conditions that are cosmetic in nature will be reported at the discretion of the inspector.

We are not required to report on carpet conditions per state standards.

### **Kitchen Appliances**

The Standards of Professional Practice for Arizona Home Inspectors does not require the observation or testing of household/kitchen appliances. We will observe the built-in appliances and test **basic operability** unless otherwise specified in the report.